



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**DISTRICT PLANNING COMMITTEE
11 JULY 2023**

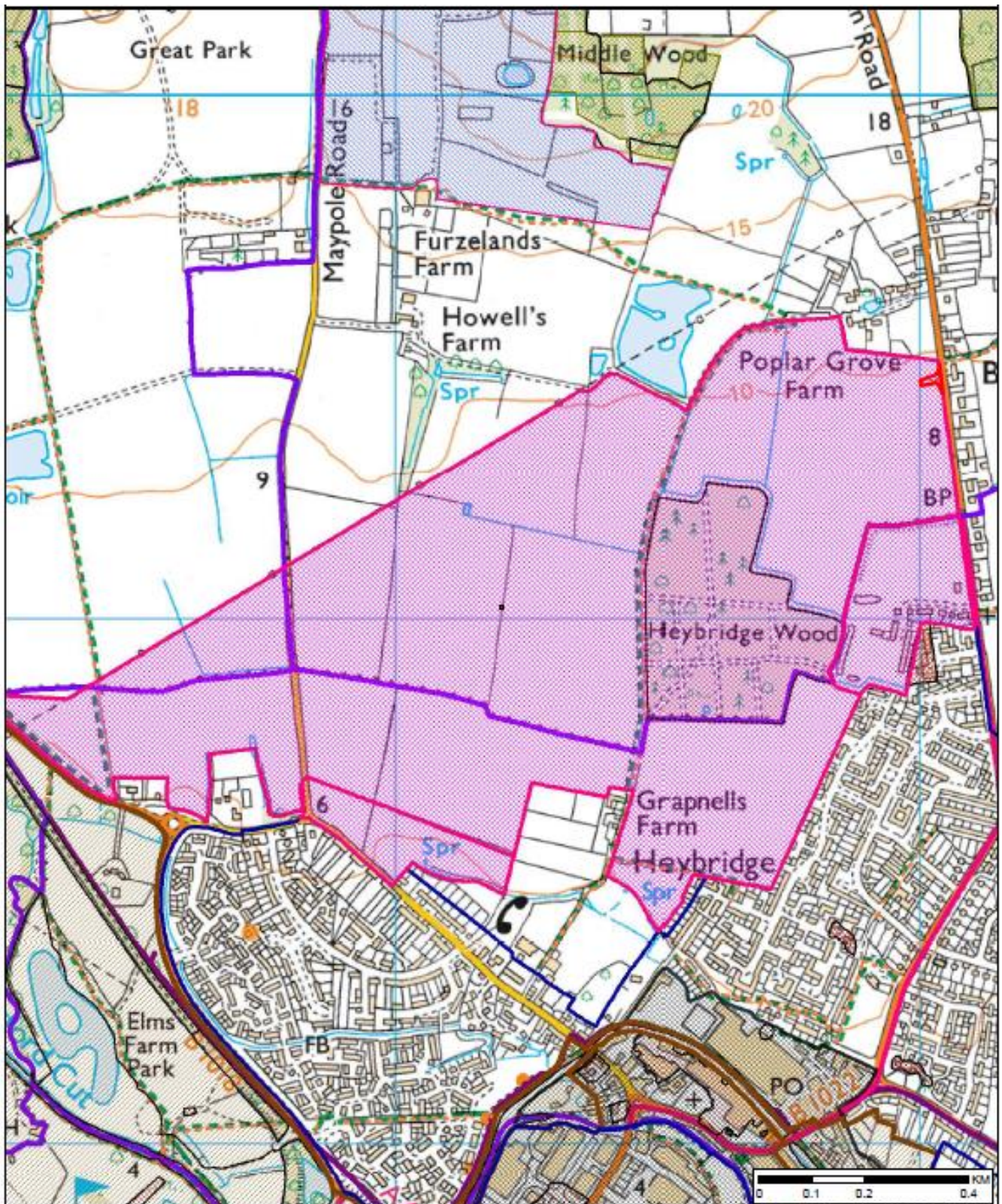
Application Number	23/00226/RESM
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Great Totham; Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale for Phase 3 for the construction of 234 residential units of planning permission 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).
Applicant	Countryside Partnerships PLC
Agent	Mr Matthew Wood - Phase 2 Planning
Target Decision Date	21.07.2023
Case Officer	David Green
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see below.



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 Maldon District Council 100018588 2014



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Organisation:	Maldon District Council
Department:	Department
Comments:	Not Set
Date:	23/11/2021
MSA Number:	100018588

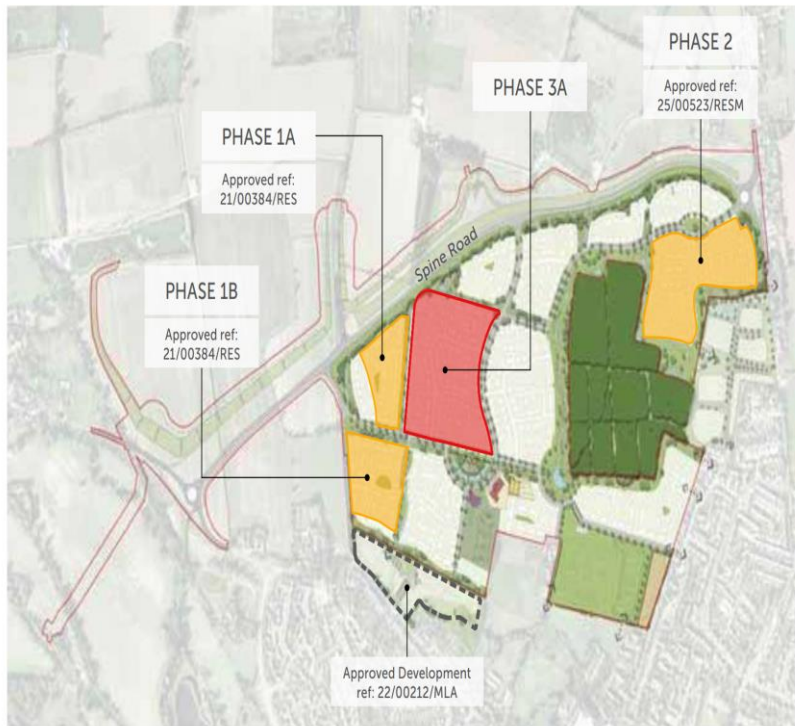
3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application relates to the largest of the three sites allocated for development in the North Heybridge Garden Suburb referred to in Policy S2 as S2(d) North of Heybridge, which was granted planning consent for a hybrid mixed-use development on appeal on 25 October 2019 under reference 15/00419/OUT. The site is located to the north of the Heybridge settlement boundary, west of Broad Street Green Road, east of Langford Road.
- 3.1.2 The development granted on appeal under reference 15/00419/OUT was: "Part outline/part detailed (hybrid) application for mixed use development including:
- (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)
 - (ii) Residential Care for up to 120 beds (Use Class C2) (Outline);
 - (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline);
 - (iv) Primary school and early years childcare facility (Use Class D1c) (Outline);
 - (v) A relief road between Broad Street Green Road and Langford Road (Detailed element);
 - (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);
 - (vii) Construction of initial gas and electricity sub-stations (Detailed); and
 - (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline)."
- 3.1.3 The current proposal relates to Phase 3 (a) (Parcel 4 only) of approved outline application 15/00419/OUT allowed at appeal in October 2019 and seeks Reserved Matters approval for access, appearance, landscaping, layout and scale for the construction of 234 residential units with associated access, parking, servicing and landscaping.
- 3.1.4 In line with the requirements of condition no. 11 of application 15/00419/OUT a Strategic Phasing Plan was approved by Maldon District Council (MDC) prior to the first submission of Reserved Matters. This Phasing Plan, approved in May 2020, sets out five phases to the development with this Reserved Matters planning application covering the residential parcel Phase 3(a).
- 3.1.5 As part of the approval of associated outline planning permission ref: OUT/MAL/15/00419 a number of site-wide Parameter Plans were approved as required by outline condition no. 6. The matters covered by the Parameter Plans are listed below, therefore the detailed Reserved Matters proposals must fully conform with the approved parameters.
- Land Use Parameter Plan ref: PRM-01 Rev R;
 - Green and Blue Infrastructure Parameter Plan ref: PRM-02 Rev W;
 - Access and Movement Parameter Plan ref: PRM-03 Rev P.
 - Building Heights Parameter Plan ref: PRM-04 Rev P; and

- Residential Density Parameter Plan ref: PRM-05 Rev Q.

- 3.1.6 The application site must also be seen within the context of phase 3, 4 and 5 Strategic Landscape Reserved Matters application ref: 22/00289/RESM which has recently been approved and provides a high-quality framework of open space which surrounds the residential parcels, including tree-lined streets providing vehicular, pedestrian and cycle connectivity, sustainable drainage, and landscaping, ensuring that these parcels are well-contained and well-integrated within the wider site.
- 3.1.7 Residential phase 3(a) (parcel 4) is set within the heart of the garden suburb including strategic green space to its north, south and west boundaries in particular and a primary tree-lined street with bus route along its eastern boundary.
- 3.1.8 The open space to the west incorporates a series of attenuation basins that form part of the measures to manage surface water on the site. Proposed swales will comprise meadow grassland that will be maintained with a number of trees also proposed within the attenuation basins themselves.
- 3.1.9 A dedicated area of open space including a Local Equipped Area of Play (LEAP) is located to the north west corner of the site including a gravel bound footpath and cycleway extending eastwards along the northern boundary of parcel 4. Ditch widening and tree planting are also evident beyond the northern boundary which links in with other strategic landscaping around neighbouring parcels of development.
- 3.1.10 The primary tree-lined street with bus route running north/south along the eastern boundary of parcel 4 continues westwards along the southern boundary of the parcel wrapping around a formal garden and orchard located to the south-east corner of the site.
- 3.1.11 Is it worth mentioning the open space to the south east, which is the main focal point in terms of the open space surrounding the neighbourhood centre and the most densely populated part of the Garden Suburb. Therefore parcel 4 is well-positioned with regards a LEAP and formal garden and orchard within close proximity to its own physical boundaries.
- 3.1.12 It should also be noted that Reserved Matters has been approved for Phases 1a and 1b (parcels 1 and 2 comprising 160 units) and Phase 2 (parcels 10, 11 and 12 comprising 262 units) also that a decision is pending on Phase 4 (parcels 3, 6, and 7 comprising 246 units) so this application should be seen within the context of those related phases.
- 3.1.13 The map below shows the agreed Phase 3a (parcel 4) area in Red.



3.1.14 This application seeks approval of reserved matters including access, appearance, landscaping, layout and scale for the construction of 234 residential units with associated parking, servicing and landscaping for parcel 4 (Phase 3a) of the land allocated under Policy S2(d) 'North of Heybridge' for 1,138 homes.

3.1.15 Extant outline planning permission ref: OUT/MAL/15/00419 includes a number of associated conditions of direct relevance to subsequent Reserved Matters submissions such as this, in particular:

- Condition no. 2 – Requires approval of Reserved Matters before any development other than preliminary ground works is undertaken;
- Condition no. 6 – Requires development to be carried out in accordance with approved details including the various Parameter Plans as discussed in detail in section 2 of this Planning Statement;
- Condition no. 11 – Before or concurrent with the first submission of Reserved Matters a Strategic Phasing Plan be submitted and approved (see below);
- Condition nos. 28 to 32 – Requires any Reserved Matters application to include details of pedestrian and cycle routes (condition 28), vehicle parking (condition 29), cycle parking facilities (condition 30), landscaping strategy (condition 31) and recycling facilities (condition 32).

3.1.16 It is also important to refer to the outline permission condition no. 37 which requires the housing mix of the development to include a minimum of 50% 1 and 2 bedroom dwellings, a minimum 30% of 3 bedroom properties and no more than 20% 4-bedroom+ dwellings.

3.1.17 As part of previous reserved matters applications on the wider site, MDC has confirmed that this applies to the development as a whole and not individual reserved matters planning applications. That said, this proposal includes the following mix of properties which is representative of the condition requirement:

- 49% - 1 and 2-bedroom dwellings;
- 32% - 3-bedroom dwellings; and

- 19% - 4-bed+ dwellings.
- 3.1.18 Outline condition no. 38 requires not less than 4% of the dwellings be smaller 1- and 2-bedroom properties that are single-storey in height. This proposal includes 4.2% of bungalows which exceeds the condition requirement.
- 3.1.19 The proposed development provides a range of accommodation types and sizes, including two, three, four and five bedroom houses suitable for families, as well as smaller one and two bedroom apartments and bungalows suitable for first time buyers or couples. This mix will assist in providing a sustainable and balanced community within this phase of the development and complies with the outline planning permission.
- 3.1.20 Specifically, the mix, when combined with that already approved across the Outline Planning Permission (OPP) area, ensures ongoing compliance with Condition 37 of the OPP which requires 50% of units to be one and two bedrooms, 30% to be three bedrooms and a maximum of 20% to be four bedrooms or more.
- 3.1.21 It should be noted that the original Planning permission allows for up to 120 C2 residential care units, with care provision. The Land Use Parameter Plan approved at Outline stage allows flexibility as to the location of the residential care units within the residential parcels. It is proposed to locate the residential care element solely within Parcel 8. It is felt that this location, which is close to the Local Centre facilities of the Garden Suburb, close to the amenities / services within the Local Centre and within close distance to the extensive areas of open space, is the most appropriate location for the residential care units therefore there are no objections to the lack of residential care units within this current application .
- 3.1.22 The table below details the composition of the Affordable Housing within Phase 3 (Parcel 4) by unit size and tenure. It also expresses the percentage mix within the Phase.
- 3.1.23 As shown in the table Phase 3 (Parcel 4) comprises 70 affordable homes. This includes 30% of the total number of units within the phase (total 234).
- 3.1.24 Phase 3 (parcel 4) contains a split between Affordable Rent (70%) and Intermediate tenure (30%). This aligns to the 70 / 30% split agreed for the development.
- 3.1.25 The affordable housing provision on these parcels, as well as in the context of the wider development, is discussed in more detail below.

		TENURE	Affordable housing in Phase 3 Parcel 4 (by number)	Affordable housing in Phase 3 Parcel 4 (by %)
1 bedroom	1 bedroom (2p)	AFF Rent	14	20.00%
	1 bedroom bungalow	AFF Rent	5	7.14%
	1 bedroom (2p)	AFF Inter	3	4.29%
2 bedroom	2 bedroom (4p)	AFF Rent	23	32.86%
	2 bedroom bungalow (3p)	AFF Rent	5	7.14%
	2 bedroom (4p)	AFF Inter	17	24.29%
3 bedroom	3 bedroom (5p)	AFF Rent	2	2.86%
	3 bedroom (5p)	AFF Inter	1	1.43%
		AFF TOTAL	70	30%
		AFF RENT	49	70.0%
		AFF INT	21	30.00%
		PD	164	70%
		TOTAL	234	

3.1.26 The key areas covered in this submission are as follows:

3.1.27 The overall layout has been designed in the context of the Land Use Parameter Plan approved through the outline planning permission. This saw the majority of parcel 4 shown as suitable for residential development. A primary vehicular route corridor was shown to the south of this parcel, and the absolute northern extent of residential development defined by the proposed relief road corridor. A noise attenuation buffer was then shown between the relief road and the proposed residential development areas along this northern limit of the OPP area.

3.1.28 The detailed residential proposals for phase 3(a) have evolved in line with these parameters with a maximum of 2-storey development to the north-west corner of the parcel and predominately 2 - 2.5 storey building heights across the majority of the remainder of the site. This is with the exception of the southern and eastern boundaries which have up to 3-storey building heights in line with the approved Building Heights Parameter Plan.

3.1.29 The approved Residential Density Parameter Plan shows a density of 26-32 Dwellings Per Hectare (DPH) to the north-west corner of the site with a density of 30-36 DPH across much of the remainder of the site. The exception to this is the south-east corner of the parcel which allows for a greater density of 34-40 DPH. These detailed residential parcels for phase 3(a) are considered to be in full compliance with these approved requirements.

3.1.30 Green and Blue Infrastructure Parameter Plan ref: PRM-02 Rev W These detailed residential proposals are fully in compliance with the Green and Blue Infrastructure Parameter Plan as they are solely within the residential parcels identified and do not specifically include any strategic green infrastructure themselves.

3.1.31 Access and Movement Parameter Plan ref: PRM-03 Rev P The proposals are again in full compliance with the approved Access and Movement Parameter Plan as

demonstrated by the submitted detailed drawings which include the provision of access / links to the wider strategic green infrastructure routes as established by the Green and Blue Infrastructure Parameter Plan and re-affirmed by recent strategic landscaping and infrastructure Reserved Matters planning application approvals on the wider site.

3.1.32 There are a number of outline planning conditions which require certain details to be provided as part of any subsequent Reserved Matters planning submissions. These conditions and confirmation of the associated details provided as part of this Reserved Matters planning application are outlined below:

- Condition no. 2 – Requires approval of Reserved Matters before any development other than preliminary ground works – this application provides the remaining details for the Phase 3(a) area (the associated strategic landscaping having already been submitted). This Reserved Matters detail has been prepared and submitted in order to progress the next phase of the development to the implementation stage in line with the requirements of this condition.
- Condition no. 6 – Requires development to be carried out in accordance with approved details including the various Parameter Plans. This Reserved Matters submission fully accords with all approved Parameter Plans.
- Condition no. 11 – Before or concurrent with the first submission of Reserved Matters a Strategic Phasing Plan be submitted and approved. The Strategic Phasing Plan has been approved as part of the full discharge of condition no. 11 under application ref: DET/20/05039 in May 2020. This Reserved Matters planning application fully accords with the approved Strategic Phasing Plan.
- Condition nos. 28 to 32 – Requires any Reserved Matters application to include details of pedestrian and cycle routes (condition 28), vehicle parking (condition 29), cycle parking facilities (condition 30), landscaping proposals (condition 31) and recycling facilities (condition 32). Details of pedestrian and cycle routes, vehicle parking, cycle parking facilities, a landscaping scheme and recycling facilities have been submitted in support of this Reserved Matters planning application in line with the associated condition requirements.
- It is important to note that condition no. 31 (detailed landscaping scheme) has been the subject of Non-Material Amendment (NMA) application ref: 21/00321/NMA which was approved in April 2021 for changes to the wording and requirements of this condition. These changes mean that the wording of the condition is separated into two parts so that the landscaping details can be discharged in two stages. Reserved Matters applications still need to provide a landscape design (which would fulfil the “landscape” element of Reserved Matters), but the full detailed planting schedules could then follow for separate approval under Condition 31 once the overall landscape design is approved through the Reserved Matters process.

3.1.33 The first Reserved Matters submissions for North Heybridge sought to pick up on the physical characteristics of garden communities with tree-lined streets and landscape character being a clear and integral part of the whole approach. This is particularly reflected in the first Reserved Matters submission relating to structural landscaping and infrastructure.

3.1.34 This application includes a focus on how the outer edges of the parcels in particular address key pedestrian and cycle linkages and the surrounding structural landscaping. This includes different levels of separation of built form to parcel boundaries to provide a variation of character and street scene / place-making

interest as well as ensuring good levels of natural surveillance and strong built frontages are incorporated in line with good practice design principles.

- 3.1.35 The proposed housing within these parcels addresses the surrounding high quality landscaped context with reference to the most relevant policies of the SDC.
- 3.1.36 The residential proposals are in compliance with SDC Policies PS01 (Primary Street Through Residential Area) and PS02 (Primary Street Through Green Corridor) providing enclosure and natural surveillance of the street. The location of footpaths and cycle paths have also been carefully considered to provide the best solutions and to ensure that continuity in the character of the primary street network is maintained.
- 3.1.37 Policy GS02 (Greenspace – Green Fingers) sets out that shared streets on both sides of greenways gives the opportunity to provide vehicle access to plots, on-street and on-plot parking and overlooking of the greenspace. This residential proposal follows these principles by providing variation in addressing the adjacent structural landscaping.
- 3.1.38 Section 5 (Design Guidance) of the SDC sets out general principles for good urban design and confirms these residential proposals as forming part of the Garden Suburb whereby such new development should bring the core physical qualities of garden suburbs into the centre of the site, reflecting its proximity to Heybridge Centre with an urban character.
- 3.1.39 This Reserved Matters application incorporates this character and the Garden Suburb principles which have evolved during extensive pre-application discussions with officers. It also follows the structure of the approved Parameter Plans which set this scene including those in relation to land use and density.
- 3.1.40 As such, the residential proposals for Phase 3(a) are considered to be of a high quality in line with recent pre-application discussions with officers and in line with the aspirations of the SDC more generally.
- 3.1.41 The residential proposals on a plot-for-plot basis are also considered to create a good sense of enclosure and definition through the various street scenes whilst ensuring a good standard of amenity for their future occupiers.

3.2 Conclusion

- 3.2.1 The principle of the development of this site has been accepted as the site forms part of the North Heybridge Garden Suburb, strategic site reference S2(d). The details of the residential element of phase 3a of the development are considered to accord with the North Heybridge Strategic Masterplan Framework, the North Heybridge Strategic Design Code (SDC), the approved parameter plans and the outline planning permission to which it relates (15/00419/OUT). Overall, it is considered that the layout, mass, height, form, design and appearance of the development would be acceptable and would be a good representation of the Village Edge character that is aimed for this section of the North Heybridge Garden Suburb and will deliver the high quality, vibrant and distinctive neighbourhoods that is the aim for garden suburbs. It is also considered that the proposal would provide a level of affordable housing that is policy compliant that would encourage the provision of mixed communities.
- 3.2.2 The housing mix proposed would be, on balance, acceptable, without prejudicing the deliverability of the approved development. The proposal would provide a good level of quality of life for existing and future residents and a parking provision that accords

with the guidance contained within the Vehicle Parking Standards Supplementary Planning Document (SPD). No objection is raised in terms of the impact of the development on highway safety or the highway network. The impact on existing vegetation would be acceptable and the proposal would be able to deliver net biodiversity. On the basis of the above, this reserved matter application is considered acceptable and in accordance with the aims of the development plan.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2021 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54-57 Planning conditions and obligations
- 60-67 Delivering a sufficient supply of homes
- 92-103 Promoting healthy and safe communities
- 104-113 Promoting sustainable transport
- 119-125 Making effective use of land
- 126-136 Achieving well-designed places
- 152-169 Meeting the challenge of climate change, flooding and coastal change
- 174-182 Conserving and enhancing the natural environment
- 189-193 Conserving and enhancing the historic environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S4 Maldon and Heybridge Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- D3 Conservation and Heritage Assets
- D5 Flood Risk and Coastal Management
- H1 Affordable Housing
- H2 Housing Mix
- H4 Effective Use of Land
- N1 Green Infrastructure Network
- N2 Natural Environment and Biodiversity
- N3 Open Space, Sport and Leisure
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide (MDDG) (2017) SPD
- Maldon District Vehicle Parking Standards SPD
- North Heybridge Garden Suburb Strategic Masterplan Framework (endorsed by Maldon District Council as a material consideration for Development Management purposes in October 2014)
- North Heybridge Garden Suburb Strategic Design Code (endorsed by Maldon District Council as a material consideration for Development Management purposes in March 2017)
- Green Infrastructure Strategy
- Approved Design Parameter plans

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 Hybrid planning permission (reference 15/00419/OUT) was granted on appeal on 25 October 2019 for the development as described above in section 3.1 of the report.

5.1.2 The granting of 15/00419/OUT therefore establishes that the principle of the development of the site is acceptable. The reserved matters application relates to the delivery of the residential element of Phase 3a in the middle of the site, but does not relate with the delivery of the strategic landscaping and infrastructure for this phase, which was previously approved under the terms of applications 22/00289/RESM.

5.1.3 Therefore, the material consideration for this development would be whether the details submitted accord with the details set out in the approved parameter plans, the North Heybridge Garden Suburb Strategic Masterplan Framework, the North Heybridge Garden Suburb Strategic Design Code, and relevant Local Development Plan (LDP) policies.

5.1.4 S106 update

5.1.4.1 As part of the S106 agreement attached to the hybrid application 15/00419/OUT, the development is required to provide the following:

- **YOUTH FACILITIES**
Details have been submitted to MDC following lengthy discussions and are awaiting approval from MDC.
- **HEYBRIDGE WOOD MANAGEMENT PLAN**
This has been approved.
- **EDUCATION (Early Years, Primary, Secondary school provision)**
The Outline Planning Permission s106 Agreement secures a series of payments totalling c.£7.8m towards Early Years, Primary and Secondary Education. In addition, the development will provide a serviced site for a Primary School and Early Years Facility. The School site will be located immediately adjacent to the Local Centre on Parcel 8 and the spine road and access to this site has been built. Essex County Council is responsible for delivering the new school and can request its transfer at any point from the 20th residential occupation onwards, which is anticipated towards the end of this year.

- **LOCAL CENTRE and COMMERCIAL EARLY YEARS**
Location and marketing strategy agreed and proposals are included within Local centre pre application proposals for Parcel 8 which is centrally located within the whole site, that have been submitted to MDC. The Local Centre will provide a nursery, retail offer (including a local convenience store) and a medical practice. The proposals have been subject to pre-application discussions.
- **MEDICAL FACILITIES**
Countryside are working with the two local medical practices and NHS to bring forward the medical infrastructure (practice's) to serve the wider area. The current plans include 14 consulting and 6 treatment rooms. The s106 contains provision for the delivery of the site, building and a financial contribution. The NHS are currently seeking the relevant approvals from NHS England for the investment, which will inform the procurement process. It is anticipated that the NHS will conclude their approvals process in the next 6 months.
- **BUS SERVICE AGREEMENT**
The S106 also secured c£2.47m to fund enhanced bus services, which will be established post the 150th dwelling occupation as per the legal agreement.
- **LOCAL MANAGEMENT ORGANISATION**
Formal proposals submitted to MDC which will involve the services of the Land Trust Charity.
- **LEAP / NEAP / OPEN SPACE**
Details already agreed via previously approved Reserved Matters applications.

5.1.5 It should also be noted that conditions attached to previous approvals and the agreed Phasing plan include triggers for the completion and opening of the Relief Road, completion of open space, play areas, sports pitches, youth facilities and allotments.

5.1.6 Discussions on all these elements are progressing in an agreed fashion to ensure timely delivery of these elements therefore it is not considered reasonable for an objection to be raised for them not being included under this submission, at this stage. Furthermore, it is not considered unusual or unreasonable, for viability reasons, for the phase of a mixed-use scheme to provide a residential element only.

5.1.7 Therefore, due to the aforementioned reasons, no objection is raised to the principle of a fully residential development within this phase 3a of the approved development within the North Heybridge Garden Suburb.

5.2 Housing Mix and Affordable housing

5.2.1 The housing mix requirements were set through the imposition of planning conditions and obligations in the Section 106 (S106) agreement of the approved hybrid application 15/00419/OUT.

5.2.2 This Phase is proposing 70 affordable homes. This comprises 30% of the total number of units within the phase (total 234). This meets the 30% agreed Policy requirement for this Phase and the overall affordable provision detailed in the Section 106 for all Phases. All proposed Affordable properties meet Nationally Designed Space Standards.

5.2.3 The proposed Affordable properties are:

- 1 Bed Flats – 14
- 2 Bed Flats - 22
- 1 Bed Bungalows – 5
- 2 Bed Bungalows – 5
- 2 Bed Houses – 21
- 3 Bed Houses – 3

5.2.4 Strategic Housing has requested that the 1 and 2 bed bungalows for rent (built to M4 (3)) are provided with wet rooms / level access showers which the Applicant has confirmed will be provided. This will greatly assist in the provision for older and or disabled residents on the Housing Register.

5.2.5 It should be noted that the ongoing delivery of affordable housing across the phases as they have progressed has been carefully monitored by Countryside and MDC's Strategic Housing Officers to ensure a coordinated approach to compliance across the development as a whole. This has resulted in the affordable housing requirements for Parcel 4 being prescribed for this Phase based on delivery to date, and that projected for outstanding parcels and phases.

5.2.6 The table below details the composition of Affordable Housing within Phases 1, 2, 3 and 4 by unit size and tenure. It also then confirms the total provision of each unit type against the overall requirement for the wider development.

	PHASE	APPROVED AFFORDABLE HOUSING DELIVERY PLAN (AHDP)			PHASE 1 (APPROVED)		PHASE 2 (APPROVED)		PHASE 3 (APPROVED)		PHASE 4 (PROPOSED)		Combined (Approved Phase 1, 2 & 3 and proposed)		
		PARCEL	Total by dwelling size	Max No.	Percentage of total affordable housing	Affordable housing in Phase 1 (BY NUMBER)	Affordable housing in Phase 1 (BY %)	Affordable housing in Phase 2 (BY NUMBER)	Affordable housing in Phase 2 (BY %)	Affordable housing in Phase 3 (BY NUMBER)	Affordable housing in Phase 3 (BY %)	Affordable housing in Phase 4 (BY NUMBER)	Affordable housing in Phase 4 (BY %)	Number	% against AHDP
1 bedroom	1 bedroom (2p)	AFF Rent	136	76	22.29%	11	22.9	18	22.78	14	20.00%	16	21.81%	59	77.6%
	1 bedroom bungalow	AFF Rent		23	6.74%	0	0.0	6	7.59	5	7.14%	6	8.11%	17	73.9%
	1 bedroom (3p)	AFF Inter		37	10.85%	4	8.3	9	11.39	3	4.29%	9	12.16%	25	67.6%
2 bedroom	2 bedroom (4p)	AFF Rent	171	167	31.38%	19	39.6	24	30.38	29	32.86%	22	29.73%	88	82.2%
	2 bedroom bungalow (3p)	AFF Rent		20	5.87%	0	0.0	5	6.35	5	7.14%	5	6.76%	15	75.0%
	2 bedroom (4p)	AFF Inter		44	12.90%	9	18.8	9	11.39	17	24.29%	9	12.16%	44	100.0%
3 bedroom	3 bedroom (5p)	AFF Rent	34	13	3.81%	3	6.3	2	2.53	2	2.86%	3	4.05%	10	76.9%
	3 bedroom (5p)	AFF Inter		21	6.18%	2	4.2	6	7.59	1	1.43%	4	5.41%	13	61.9%
		AFF TOTAL		341	100.00	48	30.00%	79	30.15%	70	30%	74	30.08%	271	79.5%
		AFF RENT		239	70.09%	33	68.8	55	69.62	49	70.0%	52	70%	189	79.1%
		AFF INT		102	29.91%	15	31.3	24	30.38	21	30.00%	22	30%	82	80.4%
		FD		797	70	112	70	183	89.85%	164	70%	172	70%	631	79.2%
		TOTAL		1138		160		262		234		246		902	79.3%

5.2.7 Based on the amended floorplans and the details submitted with this application Strategic Services fully supports the application as it will assist in meeting the housing needs of the District.

5.2.8 Condition 37 of 15/00419/OUT requires the development to accord with the following housing mix:

- Minimum of 50% of 1 or 2 bedrooms;
- Minimum of 30% of 3 bedrooms; and
- No more than 20% of 4 bedrooms.

- 5.2.9 Furthermore, a requirement for a minimum of 4% of the overall development to be smaller (1 or 2 bedrooms) dwellings that are single storey was set by the imposition of condition 38.
- 5.2.10 This proposal includes the following mix of properties which is representative of the condition requirement:
- 49% - 1 and 2-bedroom dwellings;
 - 32% - 3-bedroom dwellings; and
 - 19% - 4-bed+ dwellings.
- 5.2.11 Outline condition no. 38 requires not less than 4% of the dwellings be smaller 1- and 2- bedroom properties that are single-storey in height. This proposal includes 4.2% of bungalows which exceeds the condition requirement.
- 5.2.12 Whilst this mix alone does not precisely meet the requirements of Condition 37, this condition is of course for the full extent of development to be delivered under the OPP.
- 5.2.13 Although the proposed housing mix would not fully accord with the percentage requirement set in condition 37, it is noted that the condition applies to the entirety of the development and not to each phase independently. It is noted that weight should be had to the requirements set in condition 37 and although a level of flexibility is afforded to the housing mix provision within each phase, the mix should not materially deviate from those percentages. This is to ensure that the delivery of each phase would not prejudice the deliverability and quality of development in the following phases. Furthermore, this is to secure that the development as a whole would accord with the requirements set in the conditions of the original permission (15/00419/OUT).
- 5.2.14 The proposed development would provide a mix that does not materially depart from the percentages set in condition 37. Considering that this is the fourth phase of the approved development it is considered that balancing out the housing of the future phases to provide additional smaller units or less larger units for the small differences shown on this Phase would not prejudice the deliverability or quality of the future phases of the development as a whole and as such, no objection is raised in that respect.
- 5.2.15 The submitted scheme accords with the approved housing mix therefore, no objection is raised to the mix of housing proposed or the level of affordable housing proposed within this phase 3a of the approved development within the North Heybridge Garden Suburb.
- 5.2.16 In light of the above assessment, it is considered that the dwelling mix, would be, on balance, acceptable and it would not prejudice the deliverability of the future phases of the approved development.

5.3 Design and Impact on the Character of the Area and the Existing Trees and Hedgerows.

- 5.3.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.

- 5.3.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
- 5.3.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context. Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).
- 5.3.4 The Council envisaged that the South Maldon and North Heybridge Garden Suburbs (NHGS) would be high quality, vibrant and distinctive neighbourhoods that would complement and enrich the character of the Maldon district and protect and enhance the environmental qualities of the area. The development is subject to a Strategic Masterplan Framework and Design Code. The NHGS Strategic Masterplan Framework (SMF) and the NHGS Strategic Design Code have both been endorsed by the Council as material considerations for Development Management purposes. A number of parameter plans were also approved as part of the hybrid planning application. Those relevant to the current application are Land Use Parameter Plan, the Density Parameter Plan and the Building Heights Parameter Plan.
- 5.3.5 The design codes included within the NHGS Strategic Design Code relate to the main structuring elements, whilst maintaining flexibility for each developer to decide how to bring forward individual plots. These design codes are therefore a material consideration for the assessment of the landscaping and infrastructure elements of the approved development more so than the individual parcels. Nevertheless, the NHGS Strategic Design Code includes guidance in relation to the character areas, car parking and bin storage, which are relevant to the assessment of the submitted development.
- 5.3.6 By reason of the location of parcel 4 and its proximity to the central location in the site with northern boundaries abutting the countryside, the area falls within two of the defined character context areas Village Edge and Garden Suburb. These areas require the following approaches to design layout Planting and materials.

- **Village Edge**

The village edge references its location adjacent to open countryside where it is appropriate to make a gentle transition from town to country. It will be formed from the development areas lying around the northern and western rural edge of the site and close to the Relief Road corridor.

Urban Form - Built form should be planned to overlook open space positioned in peripheral areas of the site to strengthen the visual relationship between the housing and open space. Street layout should have a less consistent building line than other areas.

Planting Strategy - Additional planting to enhance existing planting, with new tree and shrub planting contribute to green space, particularly along pedestrian routes and within parks. Street and open spaces to be characterised by informal and naturalistic design and planting, with visible linear Sustainable Drainage System (SuDS) features and wetland planting.

Colour and Materials - Neutral to warm coloured and natural materials including stone, metal, slate, brick and timber can be combined to ensure building complement the surrounding areas of countryside. Open space and

public realm within this area should build on the informal character incorporating gravel footpaths and timber furniture.

Boundary and Treatments - Predominant use of hedge boundaries, with some post and rail fencing and timber gates, to reinforce the rural character common to surrounding villages of the area (Goldhanger and Purleigh) to define the edge of relatively large front gardens.

- **Garden Suburb**

The area closest to the urban edge of Heybridge most closely represents the formal planned layout of a traditional garden suburb. This area will be the core of the new community. It will be centred on the new school and local centre. It will have formal wide tree lined avenues, greenways leading to the most significant destinations and also giving designed views to focal points, landmarks and Heybridge Wood. Housing layouts respond to a formal linear structure with generally straight streets with a tighter urban form to achieve higher densities.

Urban form - Generally straight streets, with a tighter urban form to achieve higher densities, well defined streets enclosed by consistent building lines and strong frontage to primary streets. Greenways with vistas to community and civic destinations as well as to designed open spaces.

Planting Strategy - Formal wide tree lined avenues - single species of trees. (Acer Platinoids 'Emerald Queen', Tilia 'Brabant' or Tilia Cordata) are some recommendations, with landscape strips to establish the character of this area. Areas of formal ornamental planting to reflect the more urban character of this area. Respects and enhances existing natural features, hedgerows, wildlife areas and water features.

Colours and materials - Use of varied building materials - influence of local vernacular. Predominantly render, brick and timber.

Boundary treatments - Single species clipped hedges defining boundary between street and front garden. (Hornbeam or as required by Maldon District Council) Smaller garden sizes which reinforce a more urban character and enclose streets.

5.3.7 Further guidance in relation to parking and refuse storage is provided within the NHGS Strategic Design Code. The key points that need to be considered are as follows:

- The development should provide sufficient parking in accordance with Maldon Vehicle Parking Standards.
- Natural surveillance of the parking areas is deemed necessary.
- Whilst on-plot parking is preferable there is flexibility in terms of parking solutions, where this is provided in a form of on-street parking and good natural surveillance can be achieved.
- Courtyard parking should only be used occasionally, where there are flats and should be kept small in size, not exceeding six to eight spaces.
- Refuse storage must be positioned in the most convenient location within the plot.
- The refuse storage facility should be capable of minimising the visual intrusion of bins on the street scene.
- Bins should be integrated to the front elevations or the front boundary when there is no alternative option.

5.3.8 It is considered that the development, as it has been revised through the pre-app process, to ensure it accords with the approved parameter plans and the guidance contained within the NHGS Strategic Design Code regarding the Village Edge and Garden Suburb character areas. The development would also follow the good design principles set out in the Maldon District design SPD. Overall, it is considered that the layout, mass, height, form, design and appearance of the development would be acceptable and would be a good representation of the Village Edge and Garden Suburb character areas that is aimed for this section of the NHGS.

5.4 Impact on Residential Amenity

5.4.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).

5.4.2 The proposed development, by its very nature understandably, would result in a significant increase in levels of activity. However, the site forms part of the largest of the three sites allocated for development in the North Heybridge Garden Suburb (S2(d) allocated site) and therefore, the resultant impact, in terms of noise, activity, position and built form, has, in principle been appraised and agreed subject to detailed design through the reserved matters applications.

5.4.3 The two letters of objection received for this application are referring to the common boundary between the Garden Suburb site and the properties in Heywood's Way. This is a significant distance from the application site, and it should be noted that the OPP 'Access and Movement' Parameter Plan does not detail any access between the site and Heywood's Way. The Strategic Reserved Matters have been approved for this area. This details the common boundary and there is no access proposed from the site along this boundary. Indeed, the existing boundary is to be supplemented by additional landscaping / hedging.

5.4.4 It is not considered that the development would have a detrimental impact in terms of residential amenity and subject to conditions the interrelationship of the proposed residential dwellings would be acceptable.

5.5 Access, Parking and Highway Safety

5.5.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

5.5.2 Paragraph 111 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Parking

5.5.3 In terms of off-street parking provision for new dwellings, the Vehicle Parking Standards SPD, requires the following:

- 1 parking space per one-bedroom dwelling

- 2 parking spaces per two and three-bedroom dwellings
 - 3 parking spaces per four+ bedroom dwellings
 - For housing developments of more than 10 units 1 visitor parking should be provided per four dwellings
- 5.5.4 It is considered that the development would provide sufficient parking spaces for each individual residential unit, that meet the parking requirements set out in the Vehicle Parking Standards SPD.
- 5.5.5 As noted above housing developments of more than 10 units should be provided with one visitor parking per four dwellings. It is considered that the impact on on-street parking or obstruction of the free flow of traffic, would not be such that to justify refusal of the application on visitor parking provision.
- 5.5.6 The internal dimensions of the proposed garages would exceed the minimum dimensions set within the Vehicle Parking Standards SPD (3m x 7m for single garages and 6m x 7m for double garages). Therefore, the garages would provide sufficient off-street parking to accommodate a vehicle and to allow room for storage, particularly for cycles.
- 5.5.7 In accordance with the Vehicle Parking Standards SPD, an external fast charging point shall be provided adjacent to at least one parking space for each new dwelling.
- 5.5.8 For communal residential parking areas, one charging point is required for every 20 spaces (5%). Where the parking spaces are allocated to individual dwellings, the charging point(s) can be provided on unallocated visitor parking spaces within the development. These requirements will be secured by the imposition of an appropriately worded condition.
- 5.5.9 In terms of cycle parking, it is noted that one cycle parking space for one-bedroom and two cycle parking spaces for two-bedroom and over residential units are required to be provide. For those dwellings benefiting from garages, there is no requirement to provide separate cycle parking. For the dwellings that do not benefit from garages, it is considered reasonable for a condition, requiring the submission and agreement of the details of cycle parking prior to the occupation of the dwellings, to be imposed.
- 5.5.10 Subject to the development being implemented in accordance with the details contained with this application it is considered that the development would provide sufficient cycle parking and it would promote alternative and sustainable modes of transport alternative to private vehicles.

Access and highway safety

- 5.5.11 Access to parcel 4 would be taken from the spine road that runs along the southern boundary of the parcel. It would also have access off the spine road at the NE corner of the Parcel via the spine road that runs along its eastern boundary between this Parcel and parcel 7 of Phase 4.
- 5.5.12 The Highways Authority has confirmed that from a highway and transportation perspective, it has no objections to make on this proposal. On that basis, no objection is raised to the proposed access in terms of highway safety or highway network.

Pedestrian and Cycle Access

5.5.13 It is noted that the main pedestrian and cycle network is provided in the periphery of the site, as required by the Access and Movement Parameter Plan. However, linkages are provided within the site to connect the pedestrian and cycle routes on the western part of the application site to the eastern part and the rest of the approved development. Therefore, no objection is raised in that respect.

5.6 Private Amenity Space and Living Conditions

5.6.1 With regard to the size of amenity spaces, the Council has adopted the MDDG (2017) as a supplementary guidance to support its policies in assessing applications for residential schemes. The guidance indicates that dwellings that have three or more bedrooms should be served with a minimum of 100sqm outdoor amenity area, whilst smaller one and two-bedroom units could be served by 50sqm. For flats, the requirement would be a minimum of 25sqm. Policy D1 of the LDP indicates the need for amenity space in new development and that the spaces provided must be useable.

5.6.2 All proposed dwellings, including market and affordable units, would be served by sufficient outdoor amenity area, which complies with the requirements set out in the MDDG (2017).

5.6.3 Part of the proposed development would be located in close proximity to the relief road and therefore, close to a source of noise. Noise attenuation has been considered and found acceptable as part of the Reserved Matters applications dealing with the noise bund and noise attenuation fencing on top of that bund which have already been approved. As such the Environmental Health specialist has no adverse comments or objections to the application.

5.6.4 The proposals follow the rear privacy and garden size guidance set out in the Essex Design Guide (2005). Compliant back-to-back distances (25m) are provided throughout the proposal to avoid overlooking of rear-facing living rooms. Dwellings are also provided with sufficiently size rear garden space. The development therefore complies with the requirements set out in the MDDG (2017).

5.6.5 The residential units will be served by windows which would provide adequate light, outlook and ventilation to all habitable rooms. Furthermore, a good level of accommodation would be provided for the future occupiers. For those occupiers of the ground floor units within the blocks of flats adjacent to the communal amenity space, particular attention would need to be applied to ensure an acceptable level of protection against loss of amenity, in terms of loss of privacy and to ensure adequate security is in place. It is considered that a proposed combination of hard and/or soft landscaping could be introduced around those ground floor units to separate them from the rest of the communal area. This can be secured by the imposition of an appropriately worded condition. Subject to the imposition of this condition, it is considered that the development would provide an acceptable quality of living environment for future occupiers.

5.7 Impact on ecology existing vegetation, biodiversity and landscaping

5.7.1 The application site does not fall within or in close proximity to nature conservation sites. However, policy N2 of the LDP states that "All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features, priority habitats and / or protected or priority species, either individually or cumulatively, will require an

assessment as required by the relevant legislation or national planning guidance.” Conservation and enhancement of the natural environment is also a requirement of the NPPF.

- 5.7.2 The application is supported by a Landscape Strategy Layout which provides details regarding the proposed landscaping. The development, as shown on the landscaping strategy plan would include a variety of trees, hedges (typical hedges and native hedges) and grassland to boundary edges.
- 5.7.3 It should be noted that ecological management in relation to phase 3a of the approved development, has already been considered and details have been agreed, as part of discharge of conditions applications 22/05081/DET (phases 3,4 & 5 only) for condition 13 - Ecological Conservation Management Plan of 15/00419/OUT. Therefore, these matters have been previously assessed and found acceptable.
- 5.7.4 With regard to the proposed landscaping, the Tree Consultant has advised that the species of trees and shrubs proposed to be used are acceptable. A formal response to this effect will be reported to the Committee by way of a Members' Update.
- 5.7.5 In light of the above, it is considered that the proposed development would be acceptable in terms of its impact on existing trees, habitats and species and the Landscape Management Plant will ensure that that existing and proposed planning will be managed appropriately.

5.8 Other Matters

Surface Water and Foul Drainage

- 5.8.1 Policy D5 of the LDP sets out the Council's approach to minimising flood risk. Policy S1 requires that new development is either located away from high-risk flood areas or is safe and flood resilient when it is not possible to avoid such areas.
- 5.8.2 It is noted that the overall drainage strategy was approved as part of the hybrid application 15/00419/OUT, which was allowed on appeal. The Inspector found that the surface water drainage was in full compliance with the development plan. The agreed drainage strategy was that due to the relatively shallow ground water, infiltration drainage techniques will not be utilised on the site. However, other SuDS techniques will be used, which will follow the SuDS train submitted as part of the Flood Risk Assessment (FRA) to 15/00419/OUT, consisting of a mixture of rainwater butts, permeable paving to private driveways, swales, ponds and detention basins. Water will be collected, treated and attenuated in a SuDS train prior to outfalling into the existing water courses at the 1 in 1 year Greenfield runoff rates up to and including the 1 in 100 plus 40% climate change rainfall storm event.
- 5.8.3 The current application relates to the approval of the reserved matters relevant to the residential parcel 4 of phase 3. The details of the strategic landscaping and infrastructure relating to size, location and gradients of the surface water attenuation basins and drainage network within this phase of the development were approved as part of application 22/00289/RESM. The technical details of the surface water drainage scheme are to be dealt with through condition 9 of the original hybrid consent.
- 5.8.4 The Lead Local Flood Authority has been consulted and having reviewed the Drainage Strategy, SuDS design and Maintenance report which accompanied the planning application, do not object to the granting of planning permission providing all

works are carried out in accordance with the Drainage Technical Note, Ref 171613 – 01A, dated March 2023 by Ardent Consultants.

- 5.8.5 With regard to foul drainage, it is noted that this is secured through condition 16 of the approved hybrid application (15/00419/OUT), which requires the submission of details of the foul water drainage for all proposed buildings prior to their erection above foundation level. Therefore, it is considered that this matter has been considered and details are to be submitted under a separate application.

Waste Management

- 5.8.6 The application is supported by a Refuse Collection Plan. Although the Council's Waste Management Team has not responded in relation to the proposed refuse collection, it is noted that consideration has been given to the provision of collection points not beyond the maximum 25 metres travel distance for carrying refuse sacks to access waste collection points. The application, however, has been considered in context of the general approach towards all the parcels of development, and in this respect, standard push and carry distances for refuse bins and sacks have been adhered to. In this respect, the majority of the site refuse will be collected in front of the residential units or from the designated refuse points for the proposed blocks of flats. There are a limited number of dwellings that would need to carry their refuse to a collection point; however, that would be within the maximum distance from any dwelling and therefore, is considered to be acceptable.

Permitted Development Rights (PDR)

- 5.8.7 Given the size of the plots and their interrelationship, any alterations / extensions to the dwellings as a result of exercising PDR may result in unacceptable design changes (i.e. in case of installation of large sized dormers on elevations not facing the highway, but visible from public vantage points), impact on the living conditions of the future occupiers (i.e. in case the rear amenity space would be significantly reduced by a rear extension) or impact on the neighbouring occupiers (i.e. via the installation of dormer windows that result in overlooking or rear extensions that impact on light and outlook). For these reasons it is considered reasonable that PDR for the proposed dwellinghouses is removed for classes A, B, C, D and E and any proposed changes be subject of a planning application in order for the Council to consider any potential impacts. This is a general approach across the garden suburb applications.

6. ANY RELEVANT SITE HISTORY

- 6.1 The relevant planning history is set out in the table below:

Application Number	Description	Decision
15/00419/OUT	Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline); (ii) Residential Care for up to 120 beds (Use Class C2) (Outline); (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline);	Refused - 08.03.2019 – Allowed on Appeal – 25.10.2019.

Application Number	Description	Decision
	(iv) Primary school and early years childcare facility (Use Class D1c) (Outline); (v) A relief road between Broad Street Green Road and Langford Road (Detailed element); (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).	
19/00741/OUT	Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline)	Approved 14.10.2019
20/05035/DET	Compliance with conditions notification of approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 12 - Strategic management and maintenance plan	Approved 11.05.2020
20/05039/DET	Compliance with conditions notification 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267 (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic Phasing Plan – Cleared - 15.05.2020 • 21/00321/NMA - Application for non-material amendment following grant of Planning Permission 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Amendment sought: Amendment to Condition 31	Approved - 29.04.2021
21/00538/NMA	Application for non-material amendment following grant of planning permission 15/00419/OUT (Part	Approved - 09.06.2021

Application Number	Description	Decision
	outline/part detailed (hybrid) application for mixed use development - Amendment sought: Condition 9	
21/05031/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development Condition 13 - Ecological conservation management plan. Condition 7 - Construction & environmental management plan	Approved - 01.04.2021
21/05054/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 – Archaeology	Approved - 18.05.2021
21/05107/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 14 - Contaminated land.	Approved - 18.08.2021
21/00384/RES	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout and scale covering details of strategic landscaping and infrastructure for Phase 1 comprising;</p> <ul style="list-style-type: none"> (a) landscaping for the approved Relief Road, (b) phase 1 entrance green, (c) phase 1 spine road, (d) green corridors, strategic open space and levels for Phase 1 (including Local Equipped Area of Play) (e) acoustic bund for phase 1 Together with details of a network of pedestrian and cycle routes in relation to Phase 1 pursuant to condition 28 of approved planning application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline). 	Approved - 08.10.2021

Application Number	Description	Decision
21/05147/DET	- Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 - Archaeological assessment.	Approved - 09.11.2021
21/05162/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 13 - Ecological Conservation Management Plan ECMP in relation to Phase 2 of the development only.	Approved - 29.11.2021
21/05185/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Utilities and arboricultural implications	Approved - 13.01.2022
21/05187/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic phasing plan	Approved - 14.01.2022
21/00961/RES	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phase 2 and part of Phase 4 of the approved planning application (15/00419/OUT) comprising:</p> <ul style="list-style-type: none"> (i) The landscaping surrounding the eastern section of the Relief Road, and Broad Street Green Roundabout; (ii) The internal spine road, from Broad Street Green Road to the northeastern corner of Heybridge Wood (including bus stops); (iii) The green corridors that surround Parcels 10, 11 and 12; (iv) The second phase of the acoustic barrier; (v) The play area (LEAP) that lies south of Parcel 12; (vi) The internal road and associated attenuation basins to the north of Parcel 8 that serves the Local Centre; (vii) The proposed pumping station; (viii) Pedestrian and cycle links falling within this phase of the development. 	Approved
21/00752/RES	<p>Reserved Matters application for Phase 1 the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, 	Approved

Application Number	Description	Decision
	<p>commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A relief road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity substations (Detailed); and</p> <p>(viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).). – pending consideration</p>	
22/05005/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 7 - Construction Environmental Management Plan (Part (g) in relation to Phase 2).	Approved
22/05109/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Details of position of excavation trenches and means of installation for all services in relation to retained trees.	Approved
22/05014/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Utilities and arboricultural implications.	Approved – 29.06.2022.
22/05021/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 31 - Landscaping scheme.	Approved – 01.08.2022.
22/05054/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 31 - Landscaping scheme.	Approved
22/05058/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Surface water drainage scheme (Revised 06/05/22).	Approved – 14.10.2022.
22/05061/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 - Archaeology (Addendum to the approved Written Scheme of Investigation).	Approved
22/05075/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Drainage details (Phases 3-5).	Approved

Application Number	Description	Decision
22/05076/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 16 - Foul drainage details (Phases 1,2,3 and 4 (Drainage phases 1 and 2)).	Approved .
22/05081/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 13 - in respect of Phases 3-5 of the approved phasing plan (and which therefore completes the discharge of Condition 13, following the previous approvals for Phases 1 and 2) - Ecological Conservation Management Plan dated 08/08/22, Heybridge North Badger Technical Survey Note (updated 05/08/22), Heybridge North Bat Technical Survey Note (updated 05/08/22).	Approved.
22/05082/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 6 - Hard and soft landscaping for communal gardens. Condition 7 - Provision and retention of soft landscaping.	Pending consideration.
22/05095/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Drainage Details.	Approved
22/05101/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - condition 4 – Materials.	Approved
22/05108/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - condition 7 - Construction Method Statement.	Pending consideration.
22/05110/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 19 - Acoustic barrier details.	Approved
22/05113/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 7 - Construction and Environmental Management Plan.	Approved
22/00523/RESM	Reserved Matters application for Phase 2 the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class	Approved

Application Number	Description	Decision
	<p>C2) (Outline)</p> <p>(iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A relief road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity substations (Detailed); and</p> <p>(viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).</p>	
21/00945/ADV	<p>Advertisement consent for 3No. freestanding pole mounted non-illuminated signs located on the site's frontage to Broad Street Green Road, Maypole Road and Langford Road in connection with the development of the site.</p>	<p>Approved 17.11.2021.</p>
22/00289/RESM	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phases 3, 4 and 5 of the approved planning application (15/00419/OUT) comprising:</p> <p>(i) The green corridors, open space, and attenuation features within Phases 3, 4 and 5 including those surrounding Parcels 3, 4, 5, 6, 7 and 9;</p> <p>(ii) Formal play areas, including Local Equipped Areas of Play to the north of Parcel 4 and to the east of Parcel 8 and a Neighbourhood Equipped Area of Play to the east of Parcel 7;</p> <p>(iii) The section of the internal spine road which connects to both the spine road previously approved under the Reserved Matters applications of Phase 1 and 2 and to the approved Relief Road, including details of bus stops;</p> <p>(iv) The internal road to serve Parcel 9, allotments and playing field;</p> <p>(v) Pedestrian and cycle links falling within these phases of the development including Public Rights of Way;</p> <p>(vi) The location and layout of the playing fields south of Parcel 9;</p> <p>(vii) The location and layout of the allotments together with the associated parking, means of access and enclosure;</p> <p>(viii) Proposed pumping station south of parcel 9. Together with details pursuant to Condition 18</p>	<p>Committee approval 02/02/2023.</p>

Application Number	Description	Decision
	(tree protection), Condition 27 (bus stops), Condition 28 (footpaths and cycle routes), Condition 29 (Vehicular Parking) and Condition 31 (Landscaping) of the approved planning application 15/00419/OUT.	
22/00324/PROW	Permanent diversion of PROW 19 and PROW 17.	Pending
22/05067/DET	<p>Phase 1 Compliance with conditions notification of application 15/0419/OUT allowed on appeal APP/X1545/W/19/3230267. (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (iv) A relief road between Broad Street Green Road and Langford Road (Detailed element) (v) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vi) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline). Condition 15 - Broadband. Condition 16 - Foul water drainage scheme. Condition 17 - Excavation trenches. Condition 19 - Accoustic barrier. Condition 35 - Lighting strategy. 	Pending

Application Number	Description	Decision
22/05082/DET	<p>Phase 1 Compliance with conditions notification of approved application 21/00752/RES (Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping (Phase 1 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (iv) A relief road between Broad Street Green Road and Langford Road (Detailed element) (v) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vi) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline.)). Condition 6 - Hard and soft landscaping for communal gardens. Condition 7 - Provision and retention of soft landscaping. 	Pending
22/05108/DET	<p>Phases 1 & 2 Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub- 	Pending

Application Number	Description	Decision
	stations (Detailed); and (Viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).) Condition 7 - Construction Method Statement	
23/00267/DLA	Application for the Discharge of Planning Obligation on permission 15/00419/OUT (Youth Facility Specification)	Pending
23/00385/CLA	Submission of Local Management Organisation Scheme pursuant to Schedule 5 of s106 Agreement for 15/00419/OUT	Pending
23/05018/DET	All Phases Compliance with conditions notification 15/00419/OUT (APP/X1545/W/19/3230267) (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (Viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).) Condition 24 - Travel Plan. Condition 25 - Residential Travel Information Pack.	Pending
23/05029/DET	Phase 2 Compliance with conditions notification 15/00419/OUT allowed at appeal (APP/X1545/W/19/3230267) (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4	Approved

Application Number	Description	Decision
	<p>and/or A5 and/or D1a and/or D1b) (Outline)</p> <ul style="list-style-type: none"> (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline)). Condition 31 Part (b) in respect of Phase 2 of the development - Landscaping scheme 	
23/05036/DET	<p>Phase 3, 4 and 5 Compliance with conditions notification 15/00419/OUT allowed at appeal (APP/X1545/W/19/3230267) (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline)). Condition 7 part a-f and h-k in respect of phase 3, 4 and 5 of the development - Construction Environmental Management Plan (CEMP) 	Pending

Application Number	Description	Decision
23/00408/RESM	<p>Reserved matters application for Phase 4 Reserved matters application for the approval of access, appearance, landscaping, layout and scale for the construction of 246 residential units with associated access, parking, servicing and landscaping (Parcels 3, 6 and 7 only) of outline application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline). 	Pending
23/05080/DET	<p>Phase 1 Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, 	Pending

Application Number	Description	Decision
	parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).) Condition 9 - Surface Water Drainage Scheme (Part discharge - amended details for Phase 1 Basins 8 and 8A)	
23/00528/NMA	<p>Application for non-material amendment following grant of reserved matters application 21/00384/RES (Reserved matters application for the approval of access, appearance, landscaping, layout and scale covering details of strategic landscaping and infrastructure for Phase 1 comprising;</p> <ul style="list-style-type: none"> (a) landscaping for the approved Relief Road, (b) phase 1 entrance green, (c) phase 1 spine road, (d) green corridors, strategic open space and levels for Phase 1 (including Local Equipped Area of Play) (e) acoustic bund for phase 1 <p>Together with details of a network of pedestrian and cycle routes in relation to Phase 1 pursuant to condition 28 of approved planning application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline.) <p>Amendment sought: To re-align the point of access from the consented spine road into the Primary School site within Phase 1, Westcombe Park, Heybridge, Essex</p>	Pending

Application Number	Description	Decision
23/00519/PROW	Land At Broad Street Green Road and Langford Road And Maypole Road, Great Totham. Proposed stopping up of 299m of PROW 296_30 (from Langford Road at position F on the enclosed plan to where it terminates/joins the road at position G on the enclosed plan). Proposed extension to PROW 249_03 to connect to PROW 296_13 (positions B to D on the enclosed Plan).	Pending

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	Has responded to say they have no comment	Noted
Heybridge Parish Council	We recommend the refusal of planning permission, for the reason listed below. Due to the confusing information given and the inaccuracy of the position of Langford Road on the detailed elements listed at Part v for the relief road at, Broad Street Green Road and Langford Road (Document ref DR0001) council feel they cannot support this part of the application	The applicant has clarified this matter in emails dated 29 and 30 th June 2023. The matter concerns only the labelling being 'misaligned' on the drawing. Drawings to address this minor error has been submitted.
Langford and Ulting Parish Council	Has made no comment	Noted

7.2 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No adverse comments or objections in relation to this application.	Noted.
Archaeology	Has no objections	Noted
Affordable Housing	Strategic Services fully supports this Application that will assist in meeting the housing needs of the District.	Noted. Details at section 5.2 of the report.
Waste Management	No comment received to date	Comments on waste management at 5.8.6 of the report and standard informative attached.
Tree consultant	As part of this reserved matters application, for Heybridge North Phase 2, there have been no trees proposed for removal and there are no trees within the proposed construction area. However, there is a wooded area to the North of the site,	Noted

Name of Internal Consultee	Comment	Officer Response
	<p>but this is approximately 50m from the area and so shouldn't be impacted by the works. In addition, there are trees that are on the field boundary that will require protecting throughout the duration of the construction and this should be adhered to via the below condition.</p> <p>The development has included a landscape management plan, which has included maintenance and aftercare measures for the trees that are to be planted. As well as suitable species selection for the area and sizes. It is proposed for root barriers to be used where there is hard surfacing adjacent to any trees to prevent any conflicts between the surfacing in the area and tree roots. Overall, there is no objection to this reserved matters application in terms of arboricultural and the scheme is supported subject to the below conditions.</p>	
Ecology Consultant	No comment received to date	Comments are expected and will be reported in a Members' Update
Urban design officer	Has no objections following the receipt of revised plans showing two storey dwellings at the northern western boundary of the site (Village edge), appropriate materials and garden sizes.	Noted

7.3 External Consultees

Name of External Consultee	Comment	Officer Response
Essex Highways	From a highway and transportation perspective the Highway Authority has no comments to make on this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies T1 & T2 of the Local Development Plan, and the NPPF 2021	Noted. No conditions recommended as details captured in revised drawings.
Essex County Council (ECC) Sustainable urban drainage	Has no objection	Noted
Anglian water	No comment received to date	Any comments received

Name of External Consultee	Comment	Officer Response
		will be reported in a Members' Update. However, these are matters covered under informative attached to the application, and no development with respect of water serves and impact on water infrastructure can take place without formal consent from the water authorities.
Essex and Suffolk water	No comment received to date	Any comments received will be reported in a Members' Update. However, these are matters covered under informative attached to the application, and no development with respect of water serves and impact on water infrastructure can take place without formal consent from the water authorities.
Essex County Fire and rescue	No comment received to date	Any comments received will be reported in a Members' Update. However, these are matters covered under informative attached to the decision notice, and adherence to fire safety regulations is a mandatory requirement of all new or developments under the building regulations
Environment Agency	No comment received to date	Comments received will be reported in a Members' Update.
Natural England	Have no objection to this reserved matter application.	Noted
Essex Police Strategic Planning team	No comment received to date	Comments received will be reported in a Members' Update.

7.4 Representations received from Interested Parties

- 7.4.1 2 no. letter of representation has been received raising questions about pedestrian access past their house and the possible loss of a tree. There are no proposals for access at these points under this application

8. **PROPOSED CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

REASON To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Affordable Housing Layout AHL.01 Rev A
- Amenities Layout AML.01 Rev A
- Coloured Site Layout CSL.01 Rev A
- Street Scene Elevations SS.01 Rev A
- Street Scene Elevations SS.02 Rev A
- Location Plan LP.01 Rev A
- Materials Layout ML.01 Rev A
- Refuse Strategy Layout RSL.01 Rev A
- Storey Heights Layout SHL.01 Rev A (amended plans submitted showing 2 storey dwelling on plots 211 and 223 to replace 2.5 storey dwellings)
- Site Layout SL.01 Rev A
- Visualisation 1 Vis.01 Rev A
- Visualisation 2 Vis.02 Rev A
- HT.1BB - Plans and Elevation HT.1BB.pe Rev A
- HT.419 - Plans HT.419.p Rev A
- HT.419 - Elevation HT.419.e Rev A
- HT.419 - Elevation HT.419.e1 Rev A
- HT.Blyth - Elevation HT.Blythe.e Rev A
- HT.Blyth - Plans HT.Blythe.p Rev A
- HT.Brambling - Plans and Elevation HT.BRA.pe Rev A
- HT.Brambling - Plans and Elevation HT.BRA.pe1 Rev A
- HT.Brambling - Plans and Elevation HT.BRA.pe2 Rev A
- HT.Chaffinch - Plans and Elevation HT.CHA.pe Rev A
- HT.Darland - Plans and Elevation HT.DAR.pe Rev A
- HT.Darland - Plans and Elevation HT.DAR.pe1 Rev A
- HT.Darland - Plans and Elevation HT.DAR.pe2 Rev A
- HT.Darland - Plans and Elevation HT.DAR.pe3 Rev A
- HT.Dunnock - Plans and Elevation HT.DUN.pe1 Rev A
- HT.Dunnock - Plans and Elevation HT.DUN.pe Rev A
- HT F203-1 Elevations HT.F203-1.e Rev A
- HT F203-1 Floor Plans HT.F203-1.p Rev A
- HT F203-2 Elevations HT.F203-2.e Rev A
- HT F203-2 Floor Plans HT.F203-2.p Rev A
- HT F203-3 Elevations HT.F203-3.e Rev A
- HT F203-3 Floor Plans HT.F203-3.p Rev A
- HT F203-4 Elevations HT.F203-1.e Rev A
- HT F203-4 Floor Plans HT.F203-4.p Rev A

- HT F203-5 Elevations HT.F203-5.e Rev A
- HT F203-5 Floor Plans HT.F203-5.p Rev A
- HT F203-6 Elevations HT.F203-6.e Rev A
- HT F203-6 Floor Plans HT.F203-6.p Rev A
- HT.Goshawk Plans and Elevation HT.GOS.pe Rev A
- HT.Kite - Plans and Elevation HT.KIT.pe Rev A
- HT.Kite - Plans and Elevation HT.KIT.pe1 Rev A
- HT. Kite Plans and Elevations HT.KIT.pe2 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe1 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe2 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe3 Rev A
- HT.Lapwing - Plans and Elevation HT.LAP.pe Rev A
- HT.Pochard - Plans and Elevation HT.POC.pe Rev A
- HT.Robin - Plans HT.ROB.p Rev A
- HT.Robin - Elevations HT.ROB.e Rev A
- HT.Robin - Elevations HT.ROB.e1 Rev A
- HT.Robin - Elevations HT.ROB.e2 Rev A
- HT.Sparrow - Plans and Elevation HT.SPA.pe Rev A
- HT.Sparrow - Plans and Elevation HT.SPA.pe1 Rev A
- HT.Wagtail - Plans and Elevation HT.WAG.pe Rev A
- HT.Yellowhammer - Plans HT.YEL.p Rev A
- HT.Yellowhammer - Elevation HT.YEL.e Rev A
- HT.Yellowhammer - Elevation HT.YEL.e1 Rev A
- Flat block plot 184-192 - Ground Floor Plan PT.184-192.p1 Rev A
- Flat block plot 184-192 - First Floor Plan PT.184-192.p2 Rev A
- Flat block plot 184-192 - Second Floor Plan PT.184-192.p3 Rev A
- Flat block plot 184-192 - North Facing Elevation PT.184-192.e1 Rev A
- Flat block plot 184-192 - East Facing Elevation PT.184-192.e2 Rev A
- Flat block plot 184-192 - South Facing Elevation PT.184-192.e3 Rev A
- Flat block plot 184-192 - West Facing Elevation PT.184-192.e4 Rev A
- Flat block plot 329-337 - Ground Floor Plan PT.329-337.p1 Rev A
- Flat block plot 329-337 - First Floor Plan PT.329-337.p2 Rev A
- Flat block plot 329-337 - Second Floor Plan PT.329-337.p3 Rev A
- Flat block plot 329-337 - North Facing Elevation PT.329-337.e1 Rev A
- Flat block plot 329-337 - East Facing Elevation PT.329-337.e2 Rev A
- Flat block plot 329-337 - South Facing Elevation PT.329-337.e3 Rev A
- Flat block plot 329-337 - West Facing Elevation PT.329-337.e4 Rev A
- Flat block plot 347-352 - Ground and First Floor Plan PT.347-352.p1 Rev A
- Flat block plot 347-352 - Second Floor Plan PT.347-352.p2 Rev A
- Flat block plot 347-352 -South & West Facing Elevation PT.347-352.e1 Rev A
- Flat block plot 347-352 – North & East Facing Elevation PT.347-352.e2 Rev A
- Flat block plot 353-359 - Ground Floor Plan PT. 353-359.p1 Rev A

- Flat block plot 353-359 - First Floor Plan PT. 353-359.p2 Rev A
- Flat block plot 353-359 - Second Floor Plan PT. 353-359.p3 Rev A
- Flat block plot 353-359 - North Facing Elevation PT. 353-359.e1 Rev A
- Flat block plot 353-359 - West Facing Elevation PT. 353-359.e2 Rev A
- Flat block plot 353-359 - South Facing Elevation PT. 353-359.e3 Rev A
- Flat block plot 353-359 - East Facing Elevation PT. 353-359.e4 Rev A
- Single Garages - Plans and Elevations GAR.01 Rev A
- Single Garages - Plans and Elevations GAR.02 Rev A
- Double Garages - Plans and Elevations GAR.03 Rev A
- Double Garages - Plans and Elevations GAR.04 Rev A
- Car Barn - Plans and Elevations CB.01 Rev A
- Bin Store - Plans and Elevations BC.01 Rev A
- Bin Store - Plans and Elevations BC.02 Rev A
- Landscape Strategy Layout E50024_L_XX_PL_001 Rev PL1
- Landscape Management Responsibilities Plan E50024_L_XX_PL_002 Rev PL1
- Site Layout Adoption Plan 171613-003
- Site layout Swept Paths 171613-004
- Drainage Technical Note, Ref 171613 – 01A, dated March 2023 by Ardent Consultants.
- Accommodation Schedule – Thrive Architects
- Landscape Management Plan – Countryside Partnerships

REASON To ensure that the development is carried out in accordance with the details as approved.

3. The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

Market housing

- 49% - 1 and 2-bedroom dwellings;
- 32% - 3-bedroom dwellings; and
- 19% - 4-bed+ dwellings.

Affordable housing

- 1 Bed Flats – 14
- 2 Bed Flats - 22
- 1 Bed Bungalows – 5
- 2 Bed Bungalows – 5
- 2 Bed Houses – 21
- 3 Bed Houses – 3

REASON In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community contained in Policy H1 of the approved Maldon District Development Local Plan and the guidance contained in the National Planning Policy Framework.

4. No development works above ground level shall take place until samples of the facing material to be used, including glazing, have been submitted to and approved

in writing by the Local Planning Authority. The works must then be carried out in accordance with the approved details.

REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

5. The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on the approved plans prior to the occupation of any of the dwellings.
REASON In the interest of the character and appearance of the area and to protect the amenity of the neighbouring residential properties in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.
6. Notwithstanding condition 5 regarding the development being carried out in accordance with the submitted boundary treatments, details of the hard and/or soft landscaped boundary treatment within the communal gardens adjacent to the ground floor flats shall be submitted to and approved in writing by Local Planning Authority, prior to the occupation of the development hereby approved. The development shall be implemented in accordance with the approved details and retained as such in perpetuity.
REASON To protect residential amenity and quality of life of the future residential occupiers of the ground floor flats in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.
7. Within the first available planting season (October to March inclusive) following the occupation of each deliverable section of the development hereby approved the landscaping works as shown on the approved plans and Landscape Management and Maintenance Plan forming part of this permission shall be fully implemented. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
REASON To protect the character of the area in accordance with policy D1 of the Maldon District Approved Local Development Plan.
8. Prior to the occupation of the development the vehicle parking shall be hard surfaced, sealed and marked out in parking bays and the approved garages shall be erected in accordance with the plans and details hereby approved. The vehicle parking area and associated turning area shall be retained in this form in perpetuity. The vehicle parking and garages shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
REASON To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policies D1 and T2 of the approved Local Development Plan.
9. Details of individual and communal electric car charging points shall be submitted for approval to the Local Planning Authority the EV car charging points shall be implemented in accordance with the approved details prior to the commencement of the beneficial use of the parking space within which they would be located.
REASON To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the approved Maldon District Local Development Plan.
10. The dwellings not provided with a garage hereby permitted shall not be occupied until secure and weather protected storage for bicycles as shown on the approved plans has been provided for the occupiers of these dwellings. The bicycle storage shall be retained as approved in perpetuity.

- REASON To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the approved Maldon District Local Development Plan.
11. The development shall be completed in accordance with the details submitted to discharge condition 13 - Ecological Conservation Management Plan Parcel 3,4,5) of 15/00419/out under application 22/05081/DET. The proposed ecological enhancements shall be retained as approved in perpetuity.
- REASON To ensure that the approved measures are fully implemented in the interests of nature conservation in accordance with Policies S1, D1, N2 of the Maldon District Approved Local Development Plan and the NPPF.
12. Notwithstanding the provisions of Class A, B, C, D, and E of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings shall be erected within the site without planning permission having been obtained from the Local Planning Authority.
- REASON In the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.
13. The first floor windows on the side elevations of those properties that have a flank to back wall relationship with the neighbouring sites shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the Local Planning Authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the Local Planning Authority. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.
- REASON To protect the privacy and environment of people in neighbouring residential properties, in compliance with the National Planning Policy Framework (2018) and policies D1 and H4 of the approved Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.
14. The trees and hedges identified for retention on the approved landscape Management Plan for Open spaces, Landscape Management responsibility Plan and Landscape Strategy Layout report which is attached to and forms part of this permission shall be protected in accordance with that report during the course of the development. The trees and/or hedges shall be protected by measures which accord with British Standard 5837:2012 (Trees in Relation to Construction). The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the Local Planning Authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the Local Planning Authority.
- REASON To secure the retention of appropriate landscaping of the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan and the Maldon District Design Guide.
15. The site drainage shall be constructed in accordance with the Drainage Technical Note, Ref 171613 – 01A, dated March 2023 by Ardent Consultants, and shall be retained as such in perpetuity.

REASON To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the site in accordance with policy D2 of the approved Maldon District Development Local Plan.

INFORMATIVES

Sustainable Urban Drainage

- 1 Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- 2 Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- 3 Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- 4 It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- 5 The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
- 6 We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Highways

- 7 Please note that the granting of planning permission does not absolve the developer of any amendments required by the Highway Authority under any highway detailed design process; especially any that may compromise highway safety.
- 8 ECC will not adopt street lighting on shared surfaces. Furthermore, please note that the lighting design has not been assessed at this time - the detail design stage will inform the highway lighting.
- 9 ECC has not undertaken an assessment of the parking provision as Maldon District Council have their own adopted parking standards.
- 10 Any trees and non-standard materials/equipment proposed within the existing extent of the public highway or areas to be offered to the Highway Authority for adoption as public highway, will require a contribution (commuted sum) to cover the cost of future maintenance for a period of 15 years following construction.
- 11 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org
- 12 The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design checks, safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

- 13 Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.